



CITY OF MORGAN HILL

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PLANNING COMMISSION

TUESDAY, APRIL 25, 2000

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIRMAN DENNIS PINION
VICE-CHAIR YARMILA KENNETT
COMMISSIONER RALPH LYLE
COMMISSIONER PATRICIA MCMAHON
COMMISSIONER JOSEPH MUELLER
COMMISSIONER TIMOTHY RIDNER
COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: April 11, 2000

CONSENT:

1. **ZONING AMENDMENT, ZAA-98-01: E. DUNNE-MORGAN HILL DAY CARE CENTER:** A request to amend the Planned Unit Development for a mini-storage and daycare facility located on the south east corner of the intersection on San Benencio Way and E. Dunne Ave. The proposed amendment is a request to located a shared monument sign for both uses on E. Dunne Ave. (APN 817-11-013)

Recommendation: Adopt Resolution No. 00-18, recommending City Council denial of the requested amendment.

OLD BUSINESS:

2. **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- a) **MICRO MEASURE P, MMP-00-01: BERKSHIRE-SINGH:** A request for Measure P allocations for Fiscal Year 2000-01. The project consists of 5 single-family detached homes on a 40,522 square foot site at the southerly end of Berkshire Ct. (APN 764-23-054)
- b) **MICRO MEASURE P, MMP-00-02: E. DUNNE-GREWAL:** A request for Measure P building allotment for Fiscal Year 2000-01. The project consists of 4 single-family detached dwellings on 1.8 acres located on the north side of East Dunne Ave., immediately east of the realignment of Hill Rd. (APN 728-11-026)
- c) **MICRO MEASURE P, MMP-00-03: MCLAUGHLIN-JONES:** A request for a residential building allotment for three single family attached dwelling units to be located on an 11,630 square foot lot at the northerly end of McLaughlin Ave., north of East Central Ave. (APN 726-24-007)
- d) **MICRO MEASURE P, MMP-00-04: DEWITT-SHEPPARD:** A request for a

residential building allotment for 3 single-family detached and 2 single-family attached dwellings on 1.45 acres located on the west side of DeWitt Ave., south of West Dunne Ave. and Oak Park Dr. (APN773-08-012)

- e) **MICRO MEASURE P, MMP-00-05: NINA LANE-SHAW:** A request for a Fiscal Year 2000-01 residential building allotment for three single-family detached dwellings and two single-family attached dwellings on a portion of 1.99 acre parcel on the northerly extension of Juan Hernandez Dr., north of San Vicente Dr. (APN 817-60-020)

Recommendation: Adoption of Resolution No. 00-17, approving adjusted project evaluation scores and distribution of the building allotment for the Fiscal Year 2000-01 Micro Measure P Competition.

NEW BUSINESS:

3. **ZONING AMENDMENT, ZA-00-03: COCHRANE-MORGAN HILL DEVELOPMENT PARTNERS:** A request for a Planned Unit Development amendment to modify the Development Plan for Morgan Hill Ranch by changing the land use designation of the project site from Garden Hotel to Research and Development/Manufacturing. (APN 726-32-15)

Recommendation: Approve the Negative Declaration, and adopt Resolution No. 00-19, recommending City Council approval of the PUD amendment.

OTHER BUSINESS:

4. **REVIEW AND RECOMMENDATION FOR REDISTRIBUTION OF THE COLETTI AND SELINGER PARTIALLY COMPLETED SET-ASIDE ALLOCATIONS.**

Recommendation: Discussion

5. **REPORT FROM THE BUILDING DEPARTMENT REGARDING THE VIOLATIONS AND STOP-WORK ORDER ON THE CALLE ENRIQUE-GUEVARA PROJECT.**

Recommendation: Discussion

TENTATIVE UPCOMING AGENDA ITEMS FOR THE MAY 9, 2000 MEETING:

- S DA-99-06: Monterey-TBI/Gomes
S DA-99-08: Cochrane-Tharaldson Development Co.
S ANX-99-02: Murphy-Marquez
S ZA-99-19: Murphy-Marquez

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- S **ANX-00-01: E. Dunne-Wong**
- S **ZA-00-01: E. Dunne-Wong**
- S **DA-00-02: Cochrane-Morgan Hill Development Partners**
- S **SD-00-09: Hale-Glenrock/Shea Homes**
- S **DA-00-03: Hale-Glenrock/Shea Homes**
- S **ELBA-00-03 (SD-98-19): Wellington-Spring Manor**
- S **ELBA-00-04 (SD-98-16): Del Monte-Del Monte Estates**
- S **ZA-00-02: City of Morgan Hill-Vesting Tentative Maps/Chapter 17.50 Update**
- S **Review of Capital Improvements Program Report**
- S **Recommendations by the Measure P Subcommittee for changes to the RDCS Standards and Criteria**
- S **Hearing for the review of the General Plan Update**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation..

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.